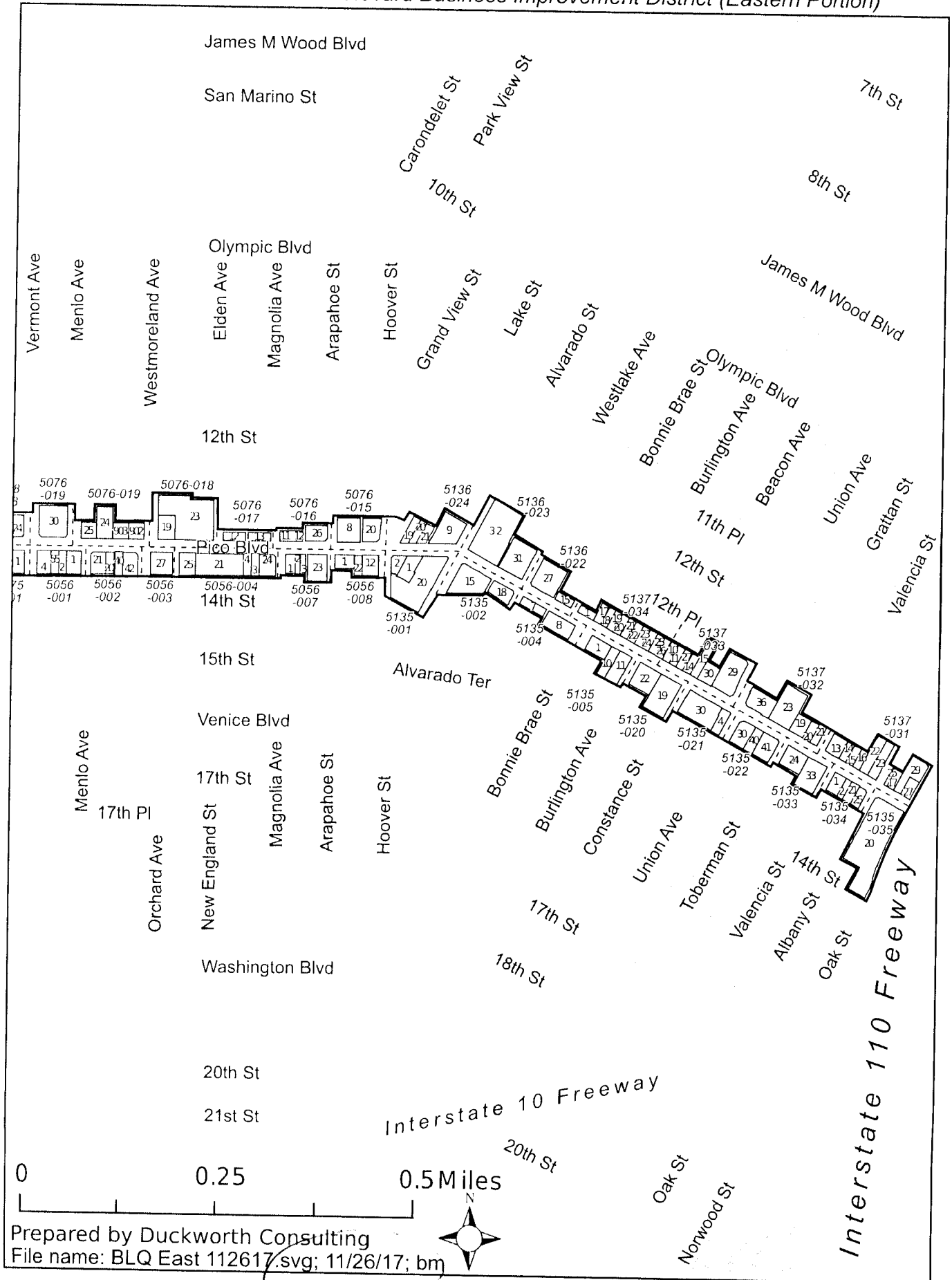


Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



EFFECTIVE JAN 1 2019

| APN | PROPERTY OWNER | LOT AREA SF | LOT AREA BENEFIT UNITS | LOT AREA ASSESSMENT | IMP'T AREA SF | IMP AREA BENEFIT UNITS | IMP AREA ASSESSMENT | PICO FRT FT | OTHER STREET FRT/FT | FRT/FT BENEFIT UNITS | FRT/FT ASSESSMENT | TOTAL ASSESSMENT 2019 | % of Total |
|-----|----------------|------------------------------------------------------|------------------------------|------------------------|------------------|------------------------------|------------------------|----------------|---------------------------|----------------------------|----------------------|-----------------------------|------------|
| 1 | 513034026 | LUCKY D AND JILL | 5,606 | 5,606 | \$79.65 | 5,175 | \$128.95 | 45 | 0 | 45 | \$63.24 | \$270.95 | 0.16% |
| 2 | 513034025 | SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TR | 6,843 | 6,843 | \$97.23 | 4,970 | \$122.99 | 55 | 0 | 55 | \$77.29 | \$287.51 | 0.17% |
| 3 | 513034024 | SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TR | 6,247 | 6,247 | \$88.76 | 6,250 | \$154.66 | 50 | 0 | 50 | \$70.26 | \$312.69 | 0.18% |
| 4 | 513034023 | VIOLIE FAMILY LLC | 6,234 | 6,234 | \$88.57 | 6,200 | \$153.43 | 50 | 0 | 50 | \$70.26 | \$312.69 | 0.18% |
| 5 | 513034022 | VIOLIE FAMILY LLC | 6,235 | 6,235 | \$88.59 | 0 | \$0.00 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 6 | 513034021 | 101 BENSON LLC | 6,238 | 6,238 | \$88.63 | 5,376 | \$153.04 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 7 | 513034020 | CARSTEN COMPANY LLC ET AL | 5,268 | 5,268 | \$88.63 | 2,663 | \$153.04 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 8 | 513034019 | HAEM FARMAKAZEN | 5,980 | 5,980 | \$80.70 | 2,840 | \$153.74 | 45 | 0 | 45 | \$63.24 | \$224.79 | 0.13% |
| 9 | 513034018 | HAEM FARMAKAZEN | 5,982 | 5,982 | \$80.73 | 2,840 | \$153.74 | 45 | 0 | 45 | \$63.24 | \$224.79 | 0.13% |
| 10 | 513034017 | JAY BRUCE | 5,625 | 5,625 | \$78.92 | 4,344 | \$107.00 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 11 | 513034016 | WANG SUNG-YUN M AND KYUNG H | 5,625 | 5,625 | \$78.92 | 4,344 | \$107.00 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 12 | 513034015 | CASITILLO PICO PLAZA LLC | 12,371 | 12,371 | \$175.77 | 11,163 | \$229.06 | 113 | 0 | 113 | \$137.72 | \$416.78 | 0.26% |
| 13 | 513033029 | SYSTEM II LLC | 34,910 | 34,910 | \$496.01 | 17,529 | \$493.78 | 150 | 228 | 378 | \$460.98 | \$954.69 | 0.64% |
| 14 | 513033027 | EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUST | 6,226 | 6,226 | \$88.46 | 3,692 | \$153.43 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 15 | 513033015 | AGUEL ALBAM TRUST ALBAM AGUEL TRUST | 12,471 | 12,471 | \$177.19 | 10,406 | \$257.51 | 50 | 0 | 50 | \$70.26 | \$332.11 | 0.18% |
| 16 | 513033014 | LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND | 6,223 | 6,223 | \$88.42 | 6,200 | \$153.43 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 17 | 513033011 | LUCKY D AND JILL | 6,227 | 6,227 | \$88.47 | 0 | \$0.00 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 18 | 513033010 | LUCKY D AND JILL | 6,250 | 6,250 | \$88.80 | 5,750 | \$142.29 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 19 | 513032036 | AMCAL MOSAC FUND LP | 20,990 | 20,990 | \$298.23 | 9,250 | \$238.90 | 165 | 117 | 282 | \$336.29 | \$635.13 | 0.53% |
| 20 | 513032021 | JACKMAN BARBARA TRUST JACKMAN MAR TAT TRUST | 6,522 | 6,522 | \$89.67 | 6,413 | \$151.97 | 150 | 132 | 282 | \$336.29 | \$635.13 | 0.53% |
| 21 | 513032020 | SOLEYMANI BILAL | 6,176 | 6,176 | \$87.75 | 4,453 | \$110.20 | 50 | 0 | 50 | \$70.26 | \$280.56 | 0.26% |
| 22 | 513032019 | SOLEYMANI BILAL | 6,176 | 6,176 | \$87.75 | 4,453 | \$110.20 | 50 | 0 | 50 | \$70.26 | \$280.56 | 0.26% |
| 23 | 513032018 | 1307 PACO LLC | 12,360 | 12,360 | \$175.61 | 27,852 | \$669.23 | 100 | 0 | 100 | \$120.53 | \$486.60 | 0.29% |
| 24 | 513032017 | 1307 PACO LLC | 8,234 | 8,234 | \$116.99 | 4,964 | \$122.84 | 68 | 0 | 68 | \$85.55 | \$198.39 | 0.19% |
| 25 | 513032016 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 2,512 | 2,512 | \$35.69 | 0 | \$0.00 | 20 | 125 | 145 | \$203.76 | \$239.46 | 0.14% |
| 26 | 513032015 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 1,432 | 1,432 | \$21.03 | 14,880 | \$357.34 | 60 | 248 | 308 | \$362.62 | \$1,001.62 | 0.57% |
| 27 | 513032014 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 1,432 | 1,432 | \$21.03 | 14,880 | \$357.34 | 60 | 248 | 308 | \$362.62 | \$1,001.62 | 0.57% |
| 28 | 513032013 | PRICKETT LYNNE B | 21,420 | 21,420 | \$304.34 | 13,500 | \$332.68 | 50 | 0 | 50 | \$70.26 | \$664.56 | 0.36% |
| 29 | 513032012 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 6,135 | 6,135 | \$87.17 | 6,150 | \$152.19 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 30 | 513032011 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 6,146 | 6,146 | \$87.32 | 6,250 | \$153.43 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 31 | 513032010 | MEZRAZ MICHAEL | 6,147 | 6,147 | \$87.34 | 6,100 | \$150.95 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 32 | 513032009 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 6,151 | 6,151 | \$87.39 | 7,200 | \$178.17 | 50 | 0 | 50 | \$70.26 | \$158.85 | 0.09% |
| 33 | 513032008 | ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUS | 12,307 | 12,307 | \$174.86 | 12,275 | \$333.76 | 100 | 125 | 225 | \$316.19 | \$649.95 | 0.46% |
| 34 | 513032007 | 1ST HOOVER INVESTMENTS LLC | 6,842 | 6,842 | \$97.21 | 6,777 | \$167.71 | 60 | 0 | 60 | \$70.26 | \$237.96 | 0.20% |
| 35 | 513032006 | YAGHOUBI FARHAD | 6,479 | 6,479 | \$92.06 | 6,573 | \$162.66 | 50 | 0 | 50 | \$70.26 | \$237.96 | 0.20% |
| 36 | 513032005 | SERRET MARLYN COMPANY TRUST LORENZO FAMILY TRUST | 8,568 | 8,568 | \$121.74 | 13,960 | \$332.71 | 55 | 190 | 245 | \$344.29 | \$786.74 | 0.45% |
| 37 | 513032004 | MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUST | 28,082 | 28,082 | \$399.00 | 16,825 | \$446.36 | 176 | 139 | 315 | \$442.66 | \$1,258.01 | 0.72% |
| 38 | 513032003 | PICO AND ALVARADO LOS ANGELES LLC | 73,876 | 73,876 | \$1,000.09 | 56,922 | \$1,408.61 | 299 | 160 | 459 | \$518.54 | \$2,267.60 | 1.71% |
| 39 | 513032002 | PICOT INVESTMENT GROUP INC | 35,197 | 35,197 | \$449.61 | 27,340 | \$676.56 | 169 | 145 | 313 | \$439.85 | \$1,216.50 | 0.93% |
| 40 | 513032001 | NIKKAM INVESTMENT GROUP INC | 11,644 | 11,644 | \$179.50 | 20,807 | \$509.85 | 167 | 141 | 308 | \$432.82 | \$1,392.38 | 0.80% |
| 41 | 513032000 | 1330 PICO ASSOCIATES LLC | 10,580 | 10,580 | \$151.06 | 5,582 | \$138.13 | 112 | 50 | 162 | \$227.65 | \$445.28 | 0.26% |
| 42 | 513032000 | PICONY LLC | 7,158 | 7,158 | \$101.72 | 130,257 | \$3,716.30 | 195 | 438 | 633 | \$889.54 | \$6,090.90 | 3.49% |
| 43 | 513032000 | WU DARANEY TRUST DARANEY WU TRUST | 7,631 | 7,631 | \$108.42 | 6,820 | \$164.90 | 54 | 121 | 175 | \$245.92 | \$432.23 | 0.26% |
| 44 | 513032000 | SEGAL JACOB AND GERSI TRUST SEGAL FAMILY TRUST | 5,084 | 5,084 | \$72.23 | 5,192 | \$128.46 | 40 | 0 | 40 | \$48.21 | \$256.93 | 0.15% |
| 45 | 513032000 | CHAVEZ ALFREDO M | 10,179 | 10,179 | \$144.63 | 13,592 | \$336.35 | 80 | 128 | 208 | \$282.30 | \$773.27 | 0.44% |
| 46 | 513032000 | DEMAC DEVELOPERS LLC | 25,618 | 25,618 | \$363.99 | 9,576 | \$236.97 | 132 | 127 | 259 | \$363.96 | \$964.92 | 0.55% |
| 47 | 513032000 | 99 CENT'S ONLY STORES | 18,624 | 18,624 | \$264.61 | 11,088 | \$274.39 | 146 | 127 | 273 | \$383.64 | \$922.64 | 0.53% |
| 48 | 513032000 | VIOLIE FAMILY LLC | 18,130 | 18,130 | \$257.60 | 12,202 | \$301.95 | 112 | 152 | 264 | \$370.99 | \$930.54 | 0.53% |
| 49 | 513032000 | VIOLIE FAMILY LLC | 9,127 | 9,127 | \$129.68 | 0 | \$0.00 | 58 | 0 | 58 | \$61.51 | \$211.18 | 0.12% |
| 50 | 513032000 | ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ FAMILY TRUS | 15,700 | 15,700 | \$223.07 | 2,784 | \$68.89 | 97 | 152 | 249 | \$349.91 | \$641.89 | 0.37% |
| 51 | 513032000 | KUMUVA GROUP LLC | 36,629 | 36,629 | \$520.43 | 57,430 | \$1,421.18 | 230 | 158 | 388 | \$545.24 | \$2,486.86 | 1.43% |
| 52 | 513032000 | PRESTY MIKE C AND SADIJE J | 9,541 | 9,541 | \$135.56 | 16,570 | \$410.05 | 61 | 159 | 220 | \$309.16 | \$854.77 | 0.49% |
| 53 | 513032000 | THE TRUSTEES OF WEST PICO LLC | 22,631 | 22,631 | \$321.55 | 17,412 | \$430.88 | 146 | 155 | 301 | \$422.99 | \$1,175.42 | 0.67% |
| 54 | 513032000 | TRIFLY PROPERTIES LLC | 34,318 | 34,318 | \$481.60 | 23,949 | \$582.65 | 146 | 235 | 381 | \$535.41 | \$1,615.66 | 0.93% |
| 55 | 513032000 | CONTRERAS ADAM | 16,953 | 16,953 | \$241.44 | 15,824 | \$381.59 | 66 | 197 | 263 | \$397.69 | \$1,030.72 | 0.59% |
| 56 | 513032000 | MANO HOLDINGS LLC | 13,935 | 13,935 | \$195.15 | 10,200 | \$252.41 | 60 | 0 | 60 | \$64.32 | \$304.88 | 0.29% |
| 57 | 513032000 | MANO HOLDINGS LLC | 18,718 | 18,718 | \$265.95 | 15,454 | \$381.59 | 132 | 99 | 239 | \$335.86 | \$815.21 | 0.47% |
| 58 | 513032000 | 1900 WEST PICO BLVD LLC | 8,500 | 8,500 | \$120.77 | 7,500 | \$185.60 | 40 | 0 | 40 | \$48.21 | \$256.93 | 0.15% |
| 59 | 513032000 | SMITH HARRIS AND JILL TRUST ET AL SMITH | 13,287 | 13,287 | \$188.79 | 7,950 | \$196.73 | 125 | 84 | 209 | \$335.86 | \$815.21 | 0.47% |
| 60 | 513032000 | UNITED BUSINESS MANAGEMENT COMPANY LLC | 33,793 | 33,793 | \$480.14 | 17,041 | \$421.70 | 210 | 215 | 425 | \$596.34 | \$1,693.08 | 0.86% |
| 61 | 513032000 | TORRES GEORGE AND ROBERTA ET AL | 64,678 | 64,678 | \$918.96 | 11,921 | \$2,965.13 | 157 | 552 | 709 | \$996.34 | \$4,889.42 | 2.86% |
| 62 | 513032000 | BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR | 14,772 | 14,772 | \$209.88 | 2,440 | \$60.38 | 98 | 98 | 196 | \$271.22 | \$366.31 | 0.21% |
| 63 | 513032000 | BRAL SAID COTRUSTEE SYB FAMILY TRUST LESSOR | 14,060 | 14,060 | \$198.77 | 5,756 | \$142.44 | 102 | 137 | 239 | \$335.86 | \$678.07 | 0.39% |
| 64 | 513032000 | OHTA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TRUST | 7,038 | 7,038 | \$100.00 | 6,477 | \$160.28 | 51 | 0 | 51 | \$71.67 | \$331.95 | 0.19% |
| 65 | 513032000 | MOVIMIENTO PENTECOSTES RIOS DE AGUA VIVA INC | 7,041 | 7,041 | \$100.04 | 6,885 | \$170.38 | 51 | 0 | 51 | \$71.67 | \$331.95 | 0.19% |
| 66 | 513032000 | LEE YUNG H | 7,045 | 7,045 | \$100.10 | 4,580 | \$113.59 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 67 | 513032000 | YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUS | 14,075 | 14,075 | \$199.98 | 7,989 | \$197.70 | 103 | 0 | 103 | \$144.74 | \$542.42 | 0.31% |
| 68 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 69 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 70 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 71 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 72 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |
| 73 | 513032000 | SHALON DISABILITY MINISTRIES | 7,005 | 7,005 | \$99.53 | 3,544 | \$87.75 | 51 | 137 | 188 | \$264.19 | \$477.87 | 0.27% |